

Topsfield Planning Board

February 1, 2011

Chairman Winship called the meeting to order at 7:45 PM. Board members present were Robert Winship, Janice Ablon, Gregor Smith, Ian DeBuy Wenniger and Jonathan Young. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectmen Martha Morrison and Dick Gandt; Alan Berry

Minutes: Member Ian DeBuy Wenniger made the motion to approve the minutes of January 4, 2011 as written; seconded by Clerk Janice Ablon; so voted 5-0.

English Commons Entrance Gate and Other Modifications: Developer Alan Berry discussed the entrance gate with the Board and other modifications to the site relative to issues discussed previously with the members.

- Gates to be white, horizontal rail with a diagonal brace, as discussed during the site visit
- Gates would be mounted on granite posts, and tied in to an extended stone wall to the right side of the gatehouse and to the rip rap on the pond side
- The replaced stone wall along Route 1 would be built up with additional stone in the spring
- Folding sign to be displayed only on weekends
- Temporary construction signs have been removed
- Lower voltage of lights (50) at entrance, to be changed out when weather permits
- Fountain changes have been completed to lower height of spray and reduce lighting
- Gatehouse lights on timer for limited time
- Lights on models have been toned down

Member Ian DeBuy Wenniger noted that during the site visit the Board had discussed the planting of additional trees as screening around the units near the pond to screen out the view of the houses from Route 1. He also again raised his concern that the planted double row of trees behind the models does not presently provide an effective screen. It looks very sparse from the Route 1 view, and will be a long time before the trees grow to a point where an effective screen would be in place.

The Board directed Mr. Berry to put his proposal in writing for the modification of the permit.

Member Ian DeBuy Wenniger again raised his concern relative to the two rows of trees. It was the consensus of the Board that this issue would be reviewed again in the spring for possible modification of the permit.

Review of Zoning Amendments: The Board reviewed Draft 1 of the zoning amendment warrant articles including the new Ground Mounted Solar Photovoltaic Installation Bylaw; and made appropriate revisions to both documents. See attached Draft 1 and Draft 2 for specific details.

The meeting was adjourned at 10:25 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator